

Planning Commission Meeting Minutes
July 28, 2020 - Howard Center

MEMBERS PRESENT: Winfred Pieterse, Joan Schmid, Gerald Williams, Glenn Roberts, & Delores Gibson

MEMBERS ABSENT: William Gunter

OTHERS PRESENT: Matthew Millwood, Angela Rambeau, & Debra Grant

- I. **Call to Order**
- II. **Public Hearing:** *(Mr. Roberts made a motion to open the public hearing; the motion was seconded by Ms. Schmid)* **Mr. Franklin Lawrimore**, resident of 1353 Harbor Street addressed the Commissioners and told them that he was not aware of the new plans for the development. He said the last meeting he was a part of was at least 13 years ago, because he has not been receiving the notices of the meetings, and wanted to voice a complaint. **Matt Millwood/City Staff** said he did not know why Mr. Lawrimore was not receiving the letters that were mailed out to surrounding property owners, he said the same process was used for every meeting that was held. **Mr. Lawrimore** said he did receive a letter about this meeting so he thought it must be important. The last conversation that he witnessed for this development was to allow the owners to build a road under the bridge for access and a crash gate would be installed, he said if the Board allowed this to move forward they would be letting the community of Bayview down. **Mr. Pieterse** said he regrets that Mr. Lawrimore was not informed of the previous meetings, however there is no way of going back 13 years, the brothers have since separated and this development is no longer a Planned Development (PD).
- III. **Regular Meeting:** Ms. Schmid made a motion to close the Public Hearing and enter into the Regular Meeting; seconded by Ms. Gibson.
- IV. **Public Input:** None
- V. **Approval of Minutes for May 26, 2020;** Mr. Williams made a motion to approve the minutes as written, seconded by Ms. Schmid; the motion carried unanimously.
- VI. **Commission Consideration:**
 1. **Consider and approve the preliminary subdivision plat of Richard Smith to subdivide the former Riverside PD tract (TMS #05-0034-001-00-00), to be developed for residential use.** *(Tabled from PC teleconference meeting on 5/26/20).* **Matt Millwood/City Staff** said this item has been postponed for several months due to the Covid-19 pandemic, and the need to have this meeting face to face. This development is the western portion of the property, owned by Mr. Richard Smith. This approval or disapproval is for the preliminary plats only, this does not allow them to move forward, until civil engineered plans are reviewed, all zoning requirements are met, and this board approves the final submitted plats. The new preliminary plat shows the lots, setbacks, and the different phases of the project. A traffic study has been done and was included in the packets, which shows the impact of the traffic to the community. **Ms. Schmid** asked Matt what is the difference in the density of this project since it changed from a PD to what is being proposed. **Matt** said the density is less at this point, because there was more lots than there is now. **Mr. Tim Harris/ASI Engineers** said this property is currently zoned R-4, it has approximately 32 ½ acres with 17 acres being wetlands; another 3 acres for run off, and approximately 1 ½ acre for ponds. There will be 17 single family lots and 34 duplex lots, and all the requirements for R4 have been met. There will be 2.2 units per gross acres and 6.36 units per net acres, this is less than the

allowed density for that area, including the density in neighboring Bayview. The traffic study shows under 2,000 vehicles per day, and says it will be free flowing traffic, the study included the entire track and the surrounding community. **Mr. Pieterse** asked for the approximate amount of traffic that is projected per day. **Mr. Harris** said the report says 1,979 per day, as stated by the Institution of Transportation Engineers. **Ms. Gibson** asked about the flood areas of this development. **Matt Millwood** said the entire development is in a flood zone, and all homes will have to be elevated and he would have a more detailed map at the next meeting. **Mr. Roberts** asked about Tract A & Tract B. **Matt Millwood** said that property is owned by the other bother, Mr. Donald Smith, and at this time they have not submitted any plans for that property. **Mr. Harris** said the traffic study included the property owned by the other bother (Donald Smith) into consideration. **Mr. Roberts** asked what data was used to calculate the other portion of the property. **Mr. Harris** said they used data from a community of the same size and the current zoning, R4.

Re-Open Public Hearing: Mr. Pieterse made a motion to re-open the public hearing to allow Mr. Lawrimore to get answers to any questions he had; seconded by Ms. Schmid. **Mr. Lawrimore** said Bayview Dr. had 95 homes plus the 4 new homes that was just built by Mr. Smith. He also said if the road under the bridge is not going to be built as originally planned, then the traffic impact will be humongous. The plan shows that Harbor St. goes across, but it does not; however a stop sign was installed that is a help. Mr. Lawrimore has concerns with the water lines being old and there are issues with that and the sewer lines. **Mr. Lawrimore** said if Mr. Smith is allowed to use Harbor Street and the other streets in the Bayview community, it will be a disservice to the entire community. **Mr. Pieterse** said this Board is an advisory board and the City Council will have to vote to approve any changes. **Matt Millwood/City Staff** said this development is no longer a Planned Development (PD) and therefore it does not have to go before City Council, however Matt said that this did go before City Council for the approval of reverting from a Planned Development (PD) back to Residential (R4). **Mr. Roberts** asked Matt if the concerns Mr. Lawrimore has about the water and sewer are going to be addressed. **Matt** said the developers will have to add lift stations and a lot of infrastructure will be added to meet the needs of the community. **Mr. Harris** said there has been a 12 inch water main added to that area and full engineering will be done. All the requirements of the electric department has also been met, and lift stations will be added to address any sewer issues. The traffic study has been done and shows no problems with the addition of the new homes. **Ms. Schmid** asked about the drainage easement listed on the plans. **Mr. Harris** said the drainage easement will be partially used, however they have not addressed everything yet, a full set of engineered plans will be submitted later. **Mr. Lawrimore** asked Mr. Harris if the traffic study included the existing residents of Bayview Dr. **Mr. Harris** said yes it did.

Close Public Hearing: Mr. Pieterse made a motion to close the public hearing; seconded by Ms. Schmid.

Motion: Ms. Schmid made a motion to approve the preliminary plat for the Western portion of the Smith development; seconded by Mr. Roberts; the motion carried 5 to 0 by a roll call vote.

2. **Consider and recommend the reversion of approximately 5.66 acres, located on Anthuan Maybank Drive, owned by Richmond Realty, LLC, from Residential (R4) back to General Commercial (GC).** **Matt Millwood/City Staff** told the Commissioners that 2 years ago this property was rezoned to R4 to allow the construction of senior apartments, however when

the developers went on the property it was discovered that the property was mostly wetlands and the apartments could not be built. Since that time the developers have found property on Lincoln Street and the senior apartment project has begun. The property on Anthuan Maybank was never developed and since it has been 2 years it is being brought back to be reverted back the General Commercial, this item will have to go before City Council for 2 readings, if approved by this Board. Matt said he did contact the owner, Mr. Grimes but no one is present. **Mr. Williams** asked what could be built on the property if it is reverted back to General Commercial. Matt said he did not know at this time, another developer would have to assess the property and submit plans.

Motion: Ms. Schmid made a motion to approve the Reversion of the 5.66 acres on Anthuan Maybank Drive from Residential R4 to General Commercial (GC); seconded by Ms. Gibson; the motion carried 5 to 0 by a roll call vote.

3. **Consider and recommend a text amendment to Article X, Section 1007 & 1008, to add Murals to the City of Georgetown Zoning Ordinance.** **Matt Millwood/City Staff** said the City was approached by the Georgetown Business Association about adding Murals to the Ordinance. The Ordinance does have artwork listed, however they wanted "Murals" added. Matt said Ms. Angela Rambeau and himself worked on the definition. This will also go before the City Council for 2 readings if approved by this Board. **Ms. Schmid** asked about using other materials other than the ones listed in the definition. **Matt** said the Board can make any recommendations that they chose, however the wordage "one of a kind" covers a lot of materials and it has to be something attached to the building. If there is any confusions in the interpretation it would be referred to the Board of Zoning & Appeals. **Mr. Pieterse** had concerns about the maintenance and upkeep of the murals. **Matt** said because this definition falls under the sign ordinance, the maintenance and upkeep for signage can be used for the murals also. **Mr. Roberts** said he had concerns about things that might be offensive to others. **Matt** said the murals will have to be approved by City Staff just like signs. **Mr. Roberts** asked who was seeking to have this added to the ordinance. **Matt** said the Georgetown Business Association asked the City Administrator, who asked the Planning Staff to write a definition and bring it before this board.

Motion: Ms. Schmid made a motion to approve the definition as written, and asked that some wordage be added for the maintenance or removal of dilapidated murals; seconded by Ms. Gibson; the motion carried 4 to 1 by a roll call vote. (Mr. Roberts cast the downward vote)

VII. Board Discussion

- **Mr. Pieterse asked for an update on the West End Development Project**
Ms. Angela Rambeau said that the City is currently trying to convert the committee into a new city board, because there has been such a hard time getting volunteers to attend the meetings to move forward. Hopefully the new board can be organized soon.

VIII. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

Debra Grant, Board Secretary